



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt resolution approving the Westside Facility Master Plan

MEETING DATE: February 21, 2001

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council approve the Westside Facility Master Plan.

BACKGROUND INFORMATION: As the City Council may recall, City staff began a comprehensive look at City facility needs for the Westside area between Kettleman Lane and the Woodbridge Irrigation District canal last year. The Council heard a presentation at a shirtsleeve meeting in December. Prior to that, the Planning Commission and the Parks and Recreation Commission voted to recommend approval of the plan.

The City of Lodi provides a variety of public infrastructure to residents and visitors as development of property takes place. Historically, the provision of services has been done on a reactive basis when a project proponent makes application. Generally, the infrastructure design and location are shown in one or a number of larger master plans, but exact location is left to sort out when they are actually needed. Examples of this planning includes the Parks and Recreation Master Plan, Storm Drainage Master Plan and Circulation Element of the General Plan.

Program Discussion

This past spring, City staff of various departments met to discuss the potential issues related to continued development of property west of Lower Sacramento Road. To date, the City has allowed projects to proceed that front onto Lower Sacramento Road and that could provide on-site storm drainage. However, two projects (St. John's Episcopal Church and the proposed shopping center on the Geweke property) were pressing the need for some definition of the collector street proposed in a north-south direction. The Westside Facility Master Plan Area is located along the western fringe of the City's General Plan boundary. The plan area is envisioned as the City's next major growth area, offering new housing and commercial development opportunities.

The Westside Facility Master Plan sets forth the vision for public facilities to support existing and planned housing and commercial development within the plan area. This Master Plan responds to the City of Lodi General Plan land use patterns, circulation, and public services and utilities envisioned for the plan area to ensure the plan area's vitality.

The Westside Facility Master Plan is intended to identify and plan for neighborhood and community parks, circulation and storm drainage improvements necessary to support 375 acres of existing and planned growth. The plan serves as the basis for formulating and implementing capital improvement plans for public facilities within the plan area to meet the needs of growth projected by the City's General Plan. The plan considered both existing and projected growth in the plan area, as well as outside the plan area.

APPROVED: _____

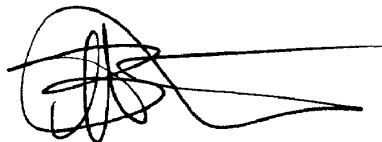
Randall A. Flynn

H. Dixon Flynn -- City Manager

In addition, public educational needs for the plan area have been included in this Master Plan. The vitality of neighborhoods includes recognizing the importance of providing schools to accommodate projected student enrollment anticipated by planned growth. Student enrollment projection and school site needs were derived from the City of Lodi General Plan and the Lodi Unified School District.

Growth is starting to take place in the Lodi Westside Facilities Master Plan Area. A commercial development has been proposed and a new church site has been approved. Proposals for new residential development are also being discussed. The development of major facilities such as circulation, parks and open space, schools, water and drainage will be required for growth of the plan area.

FUNDING: None required

A handwritten signature in black ink, appearing to be 'Konradt Bartlam', with a long horizontal line extending to the right.

Konradt Bartlam
Community Development Director

Attachments

CITY OF LODI



Westside Facilities Master Plan



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CITY OF LODI

Westside Facilities Master Plan

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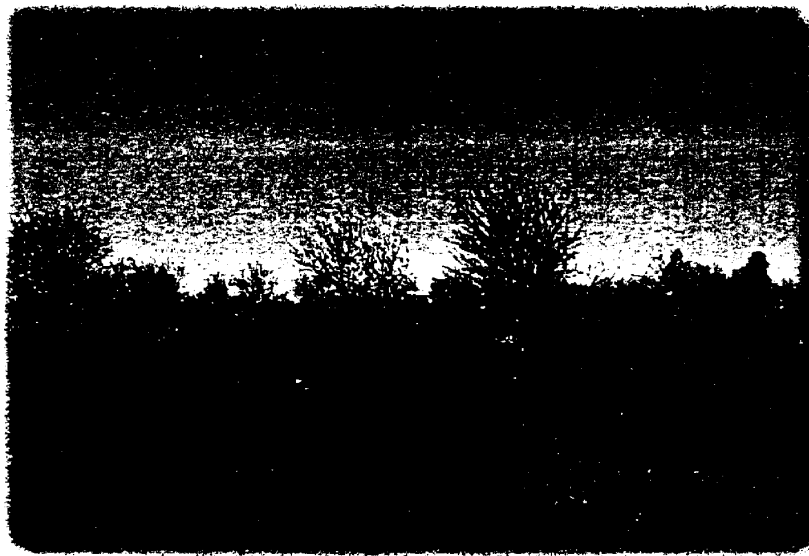
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1.0 Introduction



1.0 INTRODUCTION

1.1 Purpose

The Westside Facilities Master Plan Area is located along the western fringe of the City of Lodi's General Plan boundary, at the crossroads of two major regional roadways. The Plan Area is envisioned as the City's next major growth area, offering new housing and commercial development opportunities.

The Westside Facilities Master Plan sets forth the vision for public facilities to support existing and planned housing and commercial development within the Plan Area. This Plan responds to the City of Lodi General Plan land use patterns, circulation, and public services and utilities envisioned for the Plan Area to ensure the Plan Area's vitality.

The Westside Facilities Master Plan is intended to identify and plan for neighborhood and community parks, circulation, and storm drainage improvements necessary to support 390 acres of existing and planned growth. The Plan serves as the basis for formulating and implementing capital improvement plans for public facilities within the Plan Area to meet the needs of growth projected by the City's General Plan. The Plan considered both existing and projected growth in the Plan Area, as well as outside the Plan Area.

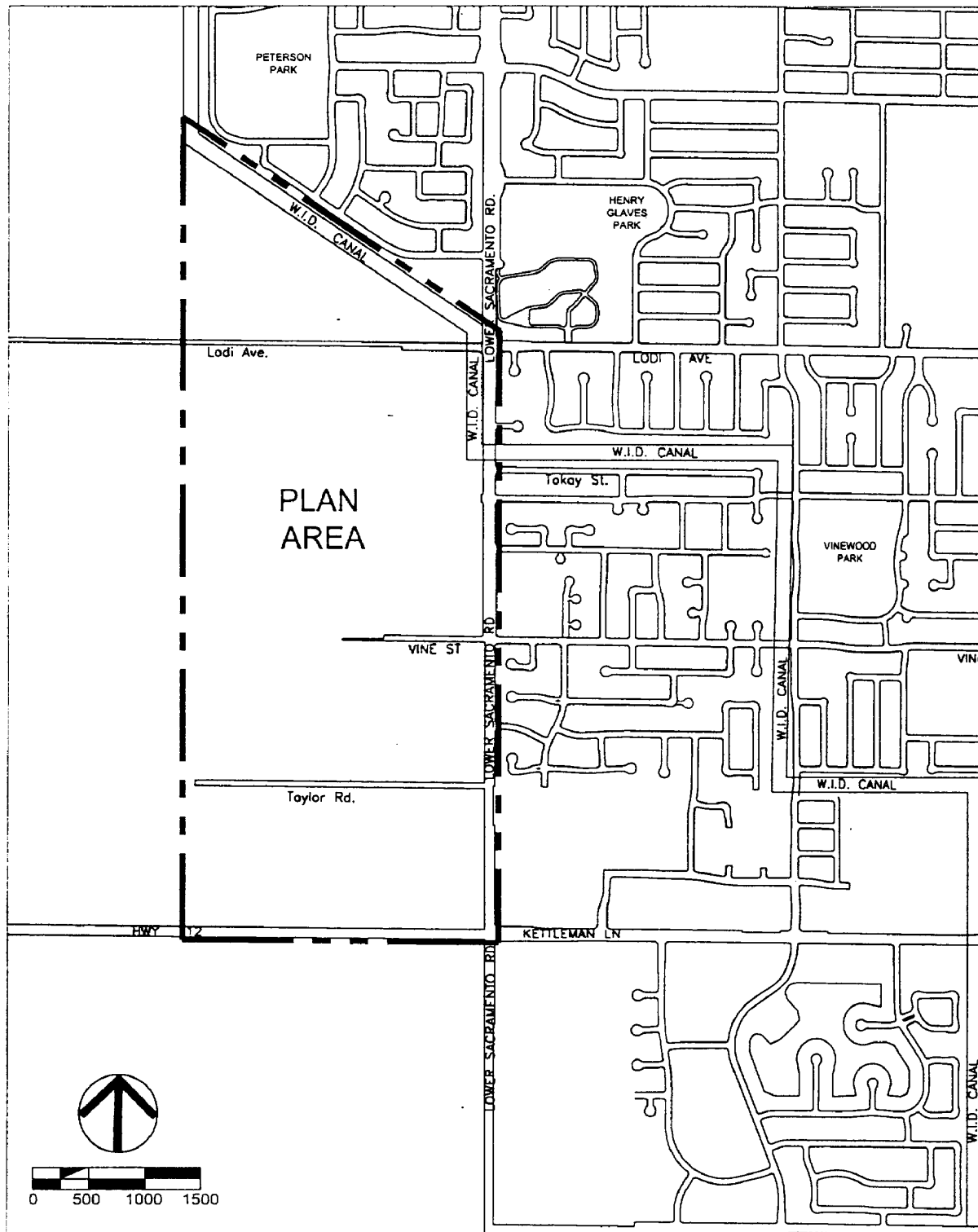
In addition, public educational needs for the Plan Area have been included in this Master Plan. The vitality of neighborhoods includes recognizing the importance of providing schools to accommodate projected student enrollment anticipated by planned growth. Student enrollment projection and school site needs were derived from the City of Lodi General Plan.

Growth is starting to take place in the Lodi Westside Facilities Master Plan Area. A new commercial development has been approved as well as a new church site. Major facilities such as circulation, parks and open space, schools, water and drainage are key elements that need to be addressed in the growth of the Plan Area. The City of Lodi recognizes the requirement for this Facilities Master Plan to guide the development of the Westside Plan Area.

1.2 Plan Area

The Lodi Westside Facilities Master Plan Area is located in the western portion of the City of Lodi's Planning Area. The Plan Area is shaped by the Woodbridge Irrigation (W.I.D.) Canal on the north, Lower Sacramento Road on the east, Kettleman Lane (Highway 12) on the south and by Lodi's General Plan Boundary (1/2 mile west of Lower Sacramento Road) on the west (see Figure 1, Location Map). The Plan Area is approximately 390 acres with approximately 110 acres within Lodi's City Limits and approximately 280 acres in the City of Lodi's General Plan Sphere of Influence. A total of 87 parcels exist within the Lodi Westside Facilities Master Plan Area.

Lodi Westside Facilities Master Plan



LOCATION MAP

FIGURE 1

1.3 Site Conditions

1.3.1 Existing Land Uses

The Lodi General Plan Land Use designations for the Plan Area include Planned Residential, Low Density Residential, Neighborhood/Community Commercial, Office and Public/Quasi Public. General Plan Land Use designations north of the W.I.D. Canal include Low and Medium Density Residential; east of Lower Sacramento include Low Density Residential, Office and Neighborhood/Community Commercial; south of Kettleman Lane include Neighborhood/Community Commercial and Agriculture; and west of the Plan Area's edge includes Agriculture. The Lodi General Plan Land Use designations for the Plan Area are exhibited in Figure 2.

The Plan Area consists predominantly of agriculture uses such as vineyards and orchards. Existing residences are sparse along Kettleman Lane, with a higher concentration on the northwest corner of Taylor Road and Lower Sacramento Road. A commercial retail center anchored by a Raley's store presides on the southwest corner of Lodi Avenue and Lower Sacramento Road. An existing church, Temple Baptist Church, located on the northwest corner of Vine Street and Lower Sacramento Road has just expanded. Adjacent uses to the Plan Area include single-family homes north of the W.I.D. Canal and along the west side of Lower Sacramento Road. Office uses are located on the west side of Lower Sacramento Road, north of Vine Street. Commercial retail centers are located on the northeast and southwest corners of Kettleman Lane and Lower Sacramento Road.

The Westside Facilities Master Plan Area is expecting significant new development to occur in the immediate future. There is currently a proposal for a commercial retail center for the northwest corner of Kettleman Lane and Lower Sacramento Road. The City recently approved the construction of a new church and Christian school, on Lower Sacramento Road, between Tokay Street and Taylor Road.

1.3.2 Circulation

The Plan Area is served by Lodi Avenue, Lower Sacramento Road and Kettleman Lane. Existing circulation conditions on Lodi Avenue, Lower Sacramento Road and Kettleman lane, are heavily influenced by commuters and shopping related travel patterns.

The Lodi General Plan designates Kettleman Lane as a six lane divided arterial. West of Lower Sacramento Road, Kettleman Lane is currently improved to a two lane undivided facility. East of Lower Sacramento Road, Kettleman Lane widens to a four lane undivided facility with auxiliary turn lanes. The intersection of Kettleman Lane and Lower Sacramento Road is signalized. The City of Lodi Bicycle Master Plan identifies Kettleman Lane to include Class II bicycle lanes.

The Lodi General Plan designates Lower Sacramento Road as a 4 to 6 lane divided arterial. Lower Sacramento Road is currently improved as a two lane undivided facility. Improvement Plans for Lower Sacramento Road within the Plan Area have been approved which will improve Lower Sacramento Road to a four to six lane facility. There are three roadways that lead into the Plan Area from Lower Sacramento Road. Two of these roadways, Tokay Street, and Vine Street are designated as collectors. The third, Taylor Road, serves as a local residential road.

154 21. *Journal of the American Medical Association*, 1997; 277: 1025-1030.

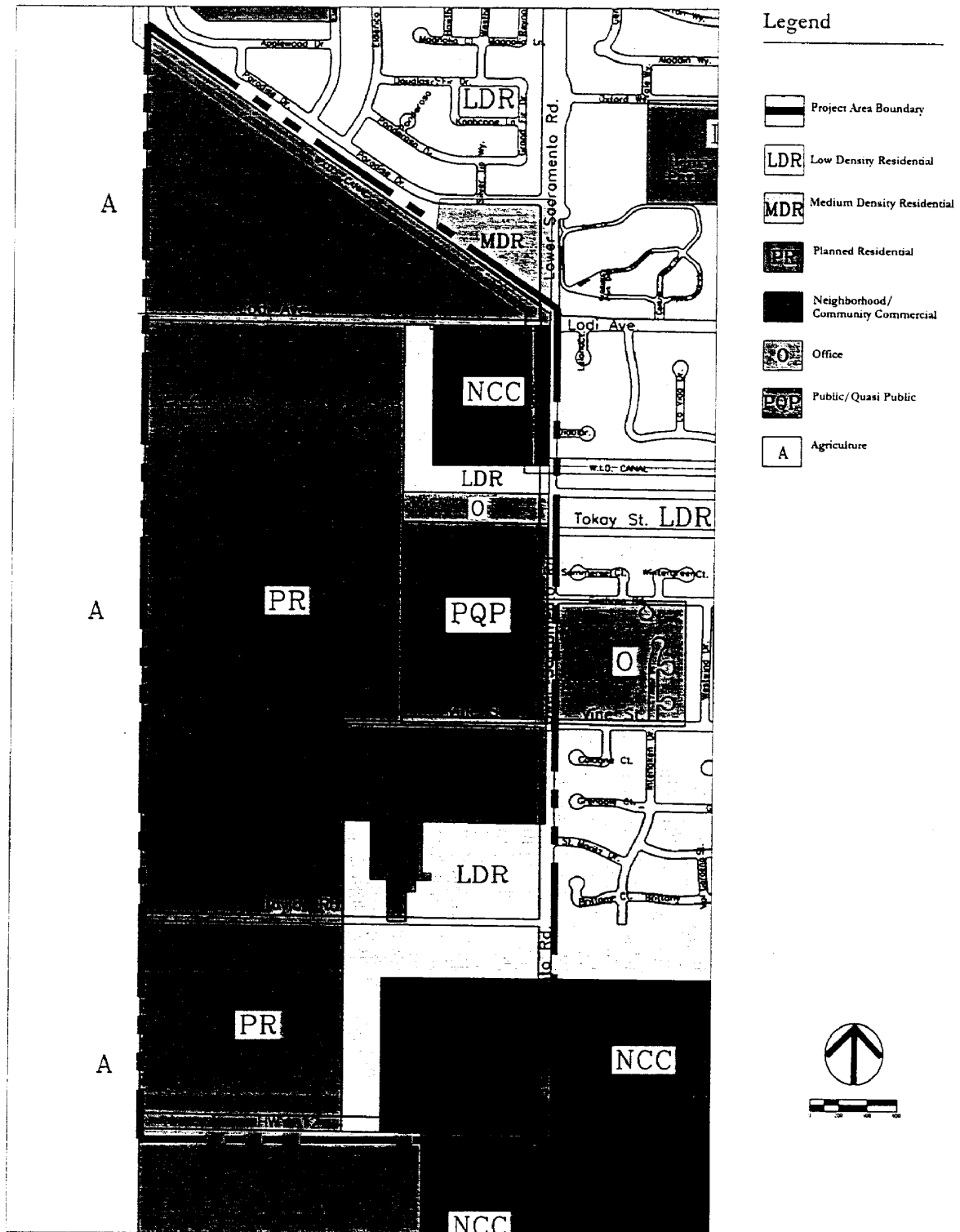


FIGURE 2

Lodi Westside Facilities Master Plan

The Lodi General Plan designates Lodi Avenue within the Plan Area (west of Lower Sacramento Road) as a two lane undivided collector and as a four lane undivided collector east of Lower Sacramento Road. Only a limited portion of Lodi Avenue west of Lower Sacramento Road has been improved to two lane undivided collector standards.

1.4 Relationship to City Documents

The 1991 City of Lodi General Plan, 1994 Lodi Park, Recreation and Open Space Plan, 1994 Lodi Bicycle Transportation Master Plan and the 2000 Improvement Plans for the Lower Sacramento Road provide guidance and direction for the Master Plan Concepts.

This Master Plan is an implementation tool of the City's General Plan, and the City's Park, Recreation and Open Space Plan. The Westside Facilities Master Plan provides a bridge between the broad based policies provided in the City's General Plan and the City's Park, Recreation and Open Space Plan and the framework necessary for site specific planning and design.

A number of goals in the City General Plan especially pertain to the land use patterns, circulation, and public services and utilities envisioned for the Plan Area to ensure the Plan Area's vitality. These goals include:

Land Use and Growth Management

- Goal H – “To provide adequate land for development of public and quasi-public uses to support existing and new residential, commercial and industrial land uses”
- Goal I – “To provide for new school facilities as they are needed”
- Goal J – “To provide an adequate level of service in the City's water, sewer collection and disposal, and drainage system to meet the needs of existing and projected development”

Housing

- Goal C – “To ensure the provisions of adequate services to support existing and future residential development”

Circulation

- Goal A – “To provide for a circulation system that accommodates existing and proposed land uses and provides for the efficient movement of people, goods, and services within and through Lodi”
- Goal B – “To ensure the adequate provision of both on-street and off-street parking”
- Goal D – “To provide a safe and convenient pedestrian circulation system”
- Goal E – “To encourage the use of bicycles as an alternate mode of transportation”

Parks, Recreation and Open Space

- Goal A – “To establish and maintain a public park system suited to enhancing the livability of the urban environment by meeting the open space and recreation needs of Lodi residents and visitors; providing parks for residential neighborhoods; and preserving significant open space resources”

- Goal D – “To provide adequate land for open space as a framework for urban development and to meet the active and passive recreational needs of the community”

Urban Design and Cultural Resources

- Goal A – “To provide a strong and clear definition to the edges and overall urban form of the City”
- Goal B – “To establish identifiable, visually appealing, and memorable entrances to the City”
- Goal F – “To preserve existing community character and fabric, and promote the creation of a small-town atmosphere in newly developing areas”

The Westside Facilities Master Plan implements the City’s Park, Recreation and Open Space Plan elements for a future neighborhood Park proposed for the Plan Area. The Facility Master Plan responds to the Lodi Bicycle Transportation Plan, regarding proposed bikeway alignments within the Plan Area. The Master Plan also incorporates the improvement plans for the Lower Sacramento Road.

1.5 Community Involvement

From the onset, community participation was identified to be key to the success of the Westside Facilities Master Plan. Two community workshops were provided to give Plan Area residents, property owners and interested parties an opportunity to participate and share their ideas, needs and concerns. Public input shared at the community workshops provided the framework for the public facility recommendations presented in this Master Plan.

1.5.1 Community Workshop #1

The first of two scheduled community workshops was held on May 15, 2000. The purpose of the first workshop was to introduce the Westside Facilities Master Plan process to the Plan Area residents, property owners and interested parties, identify existing physical land use opportunities and constraints within the Plan Area, and to present preliminary land use and circulation concepts for public input and comment. Color renderings of conceptual land use/circulation plan alternatives, Plan Area opportunities and constraints, the City General Plan land use map and an aerial photo of the Plan Area were displayed. Approximately 30 Plan Area residents, property owners and citizens with an interest in the Westside Master Plan attended the first workshop.

The workshop focused on the essential public facilities for providing healthy interactive neighborhoods and sense of community. Topics addressed included the importance of providing diversity in housing densities, provisions of adequate public facilities (e.g., parks, open space, schools) all within walking distance from home, and the need to provide adequate retail and other commercial needs to support neighborhood and surrounding community needs. Street designs, which foster neighborhood interaction and community-wide circulation needs, were also discussed. Three Plan Area land use/circulation concepts were presented at the community workshop. All three concepts were based on the City General Plan land use designations identified in Figure 2. Each concept presented a variation to internal circulation, and siting of a neighborhood park/aquatic center, stormwater detention basin, an elementary school and an electrical substation.

Lodi Westside Facilities Master Plan

Based on the information presented at the community workshop, the participants overwhelmingly preferred a centralized neighborhood park and elementary school to serve the Plan Area. The participants also overwhelmingly preferred a circulation plan that would serve the needs of the Plan Area, while avoiding a circulation system that would serve as an alternative route to Lower Sacramento Road. Other recommendations receiving consensus from the workshop participants included placement of the Aquatic Center in an area that would result in the least amount of disruption to the Plan Area neighborhoods and the placement of the Electrical Substation south of Kettleman Lane. The City's Electric Utility Department staff supported the placement of an electrical substation south of Kettleman Lane in the vicinity of Lower Sacramento Road.

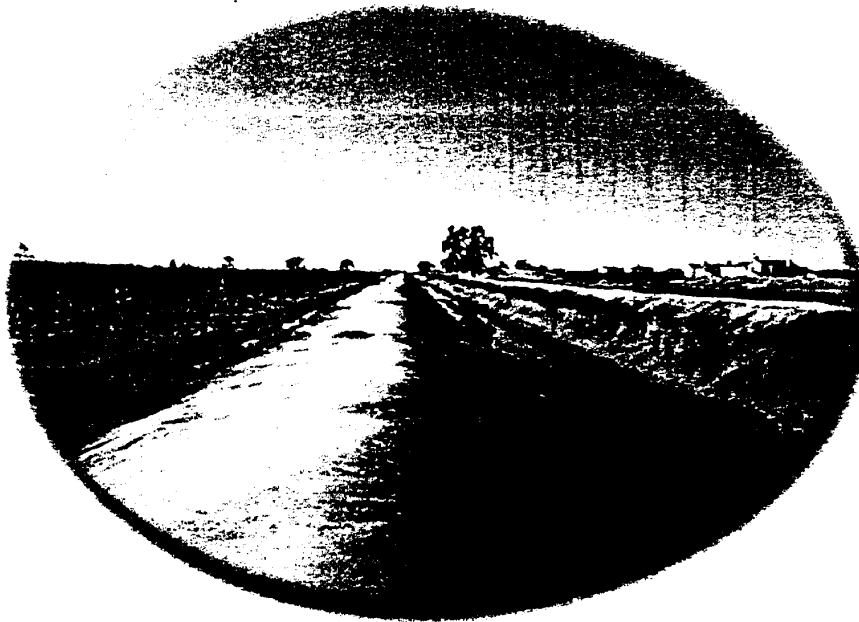
A consensus was not reached on the implementation of a linear open space (greenbelt) corridor straddling the Plan Area's westerly boundary. A number of participants spoke in favor of implementing a greenbelt corridor. Participants, who spoke in favor of the greenbelt, supported the concept of implementing a buffer or transition zone between future urban development and existing agriculture, and the possibility of integrating a multiple of uses (e.g., stormwater basins, pedestrian and bicycle trail) within the Greenbelt Corridor. A number of participants also voiced concerns about implementing a greenbelt corridor. Participants, who spoke against the greenbelt, were not supportive of linear park/detention basin concept because the designation of a greenbelt corridor could devalue properties directly affected by the implementation of the Greenbelt Corridor.

1.5..2 Community Workshop #2

The second community workshop was held on August 7, 2000. The purpose of the second workshop was to present the Facility and Circulation Concept Plan and provide an opportunity for the participants to comment on the Facility and Circulation Concept Plan. Color renderings of the Facility and Circulation Concept Plan, Street Sections, Greenbelt Corridor Concept and Westside (Cochran) Park Concept were displayed. Approximately 30 Plan Area residents, property owners and citizens with an interest in the Westside Facilities Master Plan attended the second workshop. Approximately one-third of the citizens who attended the second community workshop also attended the first community workshop. To provide first time participants an opportunity to understand the purpose of the Facilities Master Plan, the second community workshop included an overview of the Facilities Master Plan process.

Based on the information presented at the community workshop and from the public input received, the workshop participants overwhelmingly supported the location and accessibility of the neighborhood park/aquatic center and elementary school illustrated in the Facility and Circulation Concept Plan. The participants also supported the overall circulation improvements presented in the Facility and Circulation Concept Plan and Street Section renderings. As in the case of the first workshop, a consensus was not reached on the implementation of a greenbelt corridor straddling the Plan Area's westerly boundary. Again, a number of participants spoke in favor for or against the implementation of a greenbelt corridor. Participants, who spoke in favor of the Greenbelt Corridor, supported the concept of implementing a buffer between future urban development and existing agriculture. Other comments supportive of the Greenbelt Corridor focused on the Greenbelt Corridor's consistency with the City Parks, Recreation and Open Space Plan as well as the Greenbelt Corridor's ability to meet the Plan Area's stormwater management needs through the use of an integrated chain of lagoons or ponds. Participants, who expressed concern about implementation of the Greenbelt Corridor, were not supportive of the linear park/detention basin concept because the designation of a Greenbelt Corridor would devalue properties directly affected by implementation of the Greenbelt Corridor.

2.0 Land Use



2.0 LAND USE

The Westside Facilities Master Plan Conceptual Land Use/Circulation Plan illustrated in Figure 3 provides a refined interpretation of the land use designations established in the City of Lodi General Plan Map for the Plan Area. Table 1 summarizes the land use designations found within the Plan Area. Table 1 also identifies the land use distribution within the Plan Area, residential density and housing yield, and office/commercial floor area ratio and potential floor space.

TABLE 1 LAND USE DISTRIBUTIONS

Land Use			Residential			Office / Commercial	
Designation	Distribution (Acres)	Distribution (Percentage)	Density ³ (Units / Acre)	Housing (Dwelling Units)	Population ⁴	Floor Area Ratio ⁵	Potential Floor Space (Square Feet)
Low Density Residential (LDR)	31	8%	5	155	426		
Planned Residential (PR)	168	43%	7	1,176	3,058		
Neighborhood / Community Commercial (NCC)	38	10%				0.40	662,112
Office (O)	4	1%				0.50	87,120
Neighborhood Park ¹	14	4%					
Greenbelt Corridor ²	40	10%					
Elementary School (ES)	10	3%					
Public / Quasi Public (POP)	34	9%				0.50	740,520
Aquatic Center	3	1%					
Woodbridge Irrigation District (W.I.D.) Canal	9	2%					
Circulation							
Lower Sacramento Road	12	3%					
Kettleman Lane	8	2%					
Lodi Avenue	5	1%					
Vine Street	2	<1%					
Tokay Street	3	<1%					
Taylor Road	2	<1%					
Road A	4	1%					
Road B	2	<1%					
Road C	2	<1%					
Total	391	100%		1,331	3,484		1,489,752

Assumptions

*Percentages are rounded to nearest whole number.

¹ Includes a 3 Acre Water Feature

² Greenbelt Corridor to include 20-30 acres of detention basins

³ Density standard based on 1991 City of Lodi General Plan Policy Document.

⁴ Population based on 1991 General Plan-- 2.75 persons / LDR dwelling unit and 2.60 persons / PR dwelling unit.

⁵ Floor Area Ratio based on 1991 Lodi General Plan.

⁶ Based on General Plan distribution of 65% LDR units @ 796.25 units, 10% MDR units @ 122.5 units and 25% HDR units @ 306.25 units.

2.0 LAND USE



Lodi Westside Facilities Master Plan

The following land use descriptions are consistent with the City's General Plan, as shown in Figure 3.

2.1 Low Density Residential (LDR)

Low Density Residential provides for single-family detached and attached units, secondary residential units, public and quasi-public uses and compatible uses. The Lodi General Plan permits up to 5 dwelling units per acre with an average of 2.7 persons per dwelling unit. As shown in Table 1, the Plan Area includes 31 acres of LDR. As Table 1 depicts, 31 acres of LDR could potentially yield 155 new and existing homes.

2.2 Planned Residential (PR)

The Plan Area is predominantly designated Planned Residential. The Planned Residential designation is applied to large undeveloped areas in the unincorporated areas of the Lodi General Plan Sphere of Influence. Planned Residential provides for single-family detached and attached units, secondary residential units, multifamily residential units, parks, open space, public and quasi-public uses, and compatible uses. A goal of the General Plan is to establish that residential units within Planned Residential areas maintain a density mix of 65 percent low density, 10 percent medium density and 25 percent high density. The Lodi General Plan permits up to 7 dwelling units per acre with an average of 2.6 persons per dwelling unit. As noted in Table 1, approximately 170 acres of the Plan Area is designated PR. This could potentially yield approximately 1,180 single and multi-family units.

2.3 Neighborhood/Community Commercial (NCC)

Neighborhood /Community Commercial provides for neighborhood and local retail and services, multifamily residential units, public and quasi-public uses and compatible uses. The Lodi General Plan permits a floor to area ratio (FAR) of 0.40 or less for commercial uses and up to 20 residential dwelling units per acre with an average of 2.25 persons per dwelling unit. The General Plan defines FAR as the ratio of building square footage to lot square footage. The Lodi Westside Facilities Master Plan Area includes approximately 40 acres of NCC (refer to Table 1). Approximately 40 acres of NCC could potentially yield approximately 662,100 square feet of new and existing commercial floor space.

2.4 Office (O)

Office provides for professional and administrative offices, medical and dental clinics, laboratories, financial institutions, multifamily residential units, public and quasi-public uses and compatible uses. The Lodi General Plan permits a FAR of 0.50 or less for offices uses and up to 20 residential dwelling units per acre with an average of 2.25 persons per dwelling unit. The Plan Area includes 4 acres of Office (refer to Table 1). Four acres of Office could potentially yield 87,120 square feet of new office floor space.

2.5 Public/Quasi-Public (PQP)

Public/Quasi-Public provides for government owned facilities, public and private schools and quasi-public uses such as hospitals and churches. The Lodi General Plan permits a FAR of 0.50 or less. The Lodi Westside Facilities Master Plan Area includes 34 acres of PQP (refer to Table 1). Thirty-four acres of PQP could potentially yield 740,520 square feet of new and existing floor space.

Lodi Westside Facilities Master Plan

2.6 Population and Housing

Table 1, Land Use Distributions, portrays the projected dwelling units to be developed, and Figure 3, Facility and Circulation Concept depicts the locations of the residential uses if the Lodi Westside Facilities Master Plan is implemented.

2.7 Schools

Buildout of the Plan Area could potentially generate approximately 1,500 elementary school (grades K-6) students, 390 middle school (grades 7-8) students and 770 high school (grades 9-12) students residing within the Plan Area. These assumptions are based on the General Plan's proposed students per dwelling unit for Low Density Residential (LDR) and Planned Residential (PR) designations. Table 2 identifies the number of K-6 elementary school facilities that will be needed to support the potential population of the Plan Area.

TABLE 2 K-6 ELEMENTARY SCHOOL FACILITY NEEDS

Land Use		Residential			School Facility Needs		
Designation	Distribution (Acres)	Density ¹	Housing	Population ²	K-6 Student Population ³	K-6 Facility Needs ⁴	
		(Units / Acre)	(Dwelling Units)	(Persons)	(Students)	(Year-Round Facilities)	(Traditional Facilities)
Low Density Residential (LDR)	31	5	155	426	234	0.28	0.36
Planned Residential (PR)	168	7	1,176 ⁵	3,058	1,275	1.54	1.96
Total	199		1,331	3,484	1,509	1.82	2.32

Assumptions

¹ Density Standard is based on 1991 City of Lodi General Plan Policy Document.

² Population is determined based on 1991 General Plan-- 2.75 persons / LDR dwelling unit and 2.60 persons / PR dwelling unit.

³ K-6 student population is determined based on 1991 General Plan-- 0.55 students / LDR dwelling unit.

PR category based on 1991 General Plan-- distribution of 65% LDR units @ .55 students / dwelling unit, 10% MDR units @ .27 students / dwelling unit and 25% HDR units @ .13 students / dwelling unit.

⁴ K-6 Facility Needs is based on 1991 General Plan-- 830 students for Year-Round and 650 students for Traditional.

⁵ Based on General Plan Land Use distribution of 65% LDR, 10% MDR and 25% HDR.

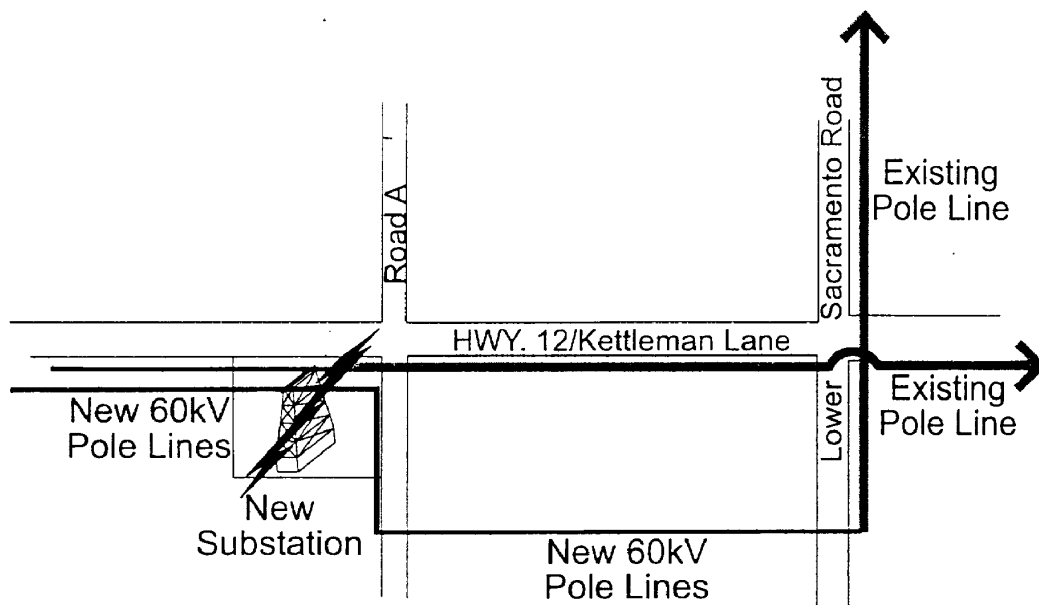
Buildout of the Plan Area, consistent with the Lodi General Plan, would generate the need for an elementary school site within the Plan Area (refer to Table 2). Based on City General Plan and Lodi Unified School District policy, an elementary school site requires 10 acres. The Westside Facilities Master Plan proposes a new elementary school site located south of Tokay Street, adjacent to Road B, (refer to Figure 3). This site was selected based on its close proximity and access to other public/quasi-public facilities such as the Westside Park and Aquatic Center. The school site location is also centrally located within the Plan Area, which would allow the site to be accessible from all residential neighborhoods within the Plan Area.

The circulation system abutting the school site consists of Minor Collectors. These Minor Collectors include bike lanes that would provide a safe mode of transportation for students. The school site is also linked to the regional bike and pedestrian path that is located within the Greenbelt Corridor.

School districts operate independently from local government. As such, site selection for the proposed elementary school will need to be referred to the Lodi Unified School District for approval and acquisition.

2.8 Electrical Substation

A three-acre electrical substation is proposed south of Kettleman Lane, just outside of the Westside Facilities Master Plan Area, (refer to Figure 3). It is anticipated the substation will be the terminus of two new 60 Kilovolts (kV) circuits mounted on a single pole line, paralleling Kettleman Lane/Highway 12. The substation would also be linked to an existing 60 kV overhead circuit paralleling Lower Sacramento Road, as shown in Figure 4, Electric Substation Concept. All 12 kV distribution circuits from the substation would be placed underground.



ELECTRIC SUBSTATION CONCEPT

FIGURE 4

3.0 Parks and Recreation



3.0 PARKS AND RECREATION

The Westside Facilities Master Plan provides a range of park and recreational elements consistent with the City's Parks, Recreation and Open Space Plan. The City of Lodi Park, Recreation and Open Space Plan recommends the dedication of 2.5 acres of neighborhood parkland and 1.8 acres of community parkland for every 1,000 residents.

As shown in Table 3, the Plan Area could potentially support an estimated population of approximately 3,480 residents. To support this potential population, the Plan Area, based on the Lodi Park, Recreation and Open Space Plan, would need to provide approximately 9 acres of neighborhood parkland and approximately 6 acres of community parkland.

TABLE 3 PARKLAND NEEDS

Land Use		Residential			Parkland Need	
Designation	Distribution (Acres)	Density ¹ (Units / Acre)	Housing (Dwelling Units)	Population ²	Neighborhood ³ (Acres)	Community ⁴ (Acres)
<i>Low Density Residential (LDR)</i>	31	5	155	426	1.1	0.8
<i>Planned Residential (PR)</i>	168	7	1,176 ⁵	3,058	7.6	5.5
Total	199		1,331	3,484	8.7	6.3

Assumptions

¹ 1991 City of Lodi General Plan Policy Document.

² 1991 City of Lodi General Plan-- 2.75 persons / LDR dwelling unit and 2.60 persons / PR dwelling unit.

³ 1994 City of Lodi Park, Recreation and Open Space Plan-- 2.5 acres / 1,000 population.

⁴ 1994 City of Lodi Park, Recreation and Open Space Plan-- of 1.8 acres / 1,000 population.

⁵ Based on General Plan Land Use distribution of 65% LDR, 10% MDR and 25% HDR.

The Plan Area's park and recreational elements are specifically designed to meet the needs of the Plan Area's existing and future residents. Figure 3 identifies the location of the park and recreational elements within the Plan Area. Implementation of the park and recreational elements identified in Figure 3 will provide a high quality, neighborhood living environment for the residents of the Plan Area.

According to the City of Lodi Park, Recreation and Open Space Plan, neighborhood parks should include a combination of playground and park designed for recreation activities that are non-supervised and non-organized. Neighborhood parks should be 3-10 acres in size and provide open space and aesthetic quality in the neighborhood. Neighborhood parks should be within walking distance of one-half mile from neighborhood residents, whom the park is intended to serve.

Lodi Westside Facilities Master Plan

Community parks are primarily used for active and structured recreation. Community park facilities should be designed for organized activities and sports. Community parks may also provide specialized community wide interest facilities. Where neighborhood parks are absent, community parks can serve their function.

3.1 Westside Park

Westside Park, a 17-acre Neighborhood Park and aquatic center, is consistent with the Lodi Park, Recreation and Open Space Plan's, Cochran Park concept. As shown in Figure 5, this park is intended to be the central focal element of the Plan Area. Westside Park forms, distinguishes, and gives character to the Plan Area residential neighborhoods creating a community image. Westside Park will be contiguous to the proposed elementary school site and the Greenbelt Corridor. The park is designed to provide a variety of active play areas, especially focused on the needs of children. The adjacent Greenbelt Corridor will provide access to surrounding neighborhoods.

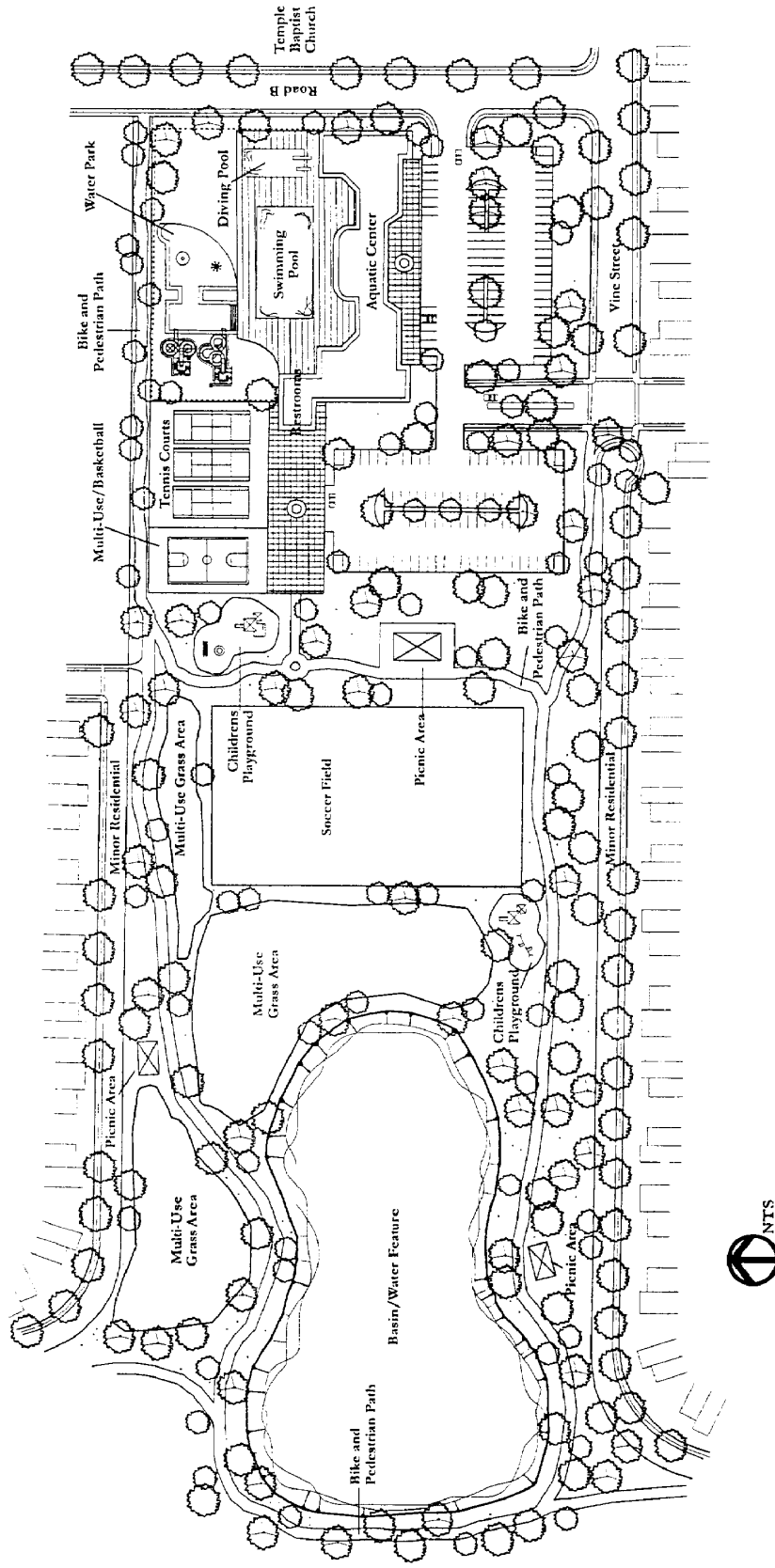
Consistent with the Lodi Park, Recreation and Open Space Plan, the park provides a three-acre water feature and multi-use grass areas that can all be utilized as detention basins. As recommended in the Lodi Park, Recreation and Open Space Plan, the three-acre lake should include a large water fountain to add visual interest to the overall park site. Since the lake is a significant visual element of the Plan Area, every effort should be made to keep the lake free of nuisances and as clean and attractive as possible for the viewing pleasure and enjoyment of the residents.

The design of the lake should include design features which offer a productive ecosystem that provides recreational and aesthetic pleasure to the Plan Area. These design features include: (1) the proposed depth of eight feet; (2) a one foot water depth at the lake edge; (3) a well-designed air injection system (e.g., water fountain, bubbler); and (4) hardpan for the lake bottom. Fish should be planted in the lake to provide an ecological balance. These and other design features allow the aquatic ecology to remain balanced with an active lake management.

Swimming and wading in the lake should be prohibited since such activities cannot be properly supervised and the water quality necessary to meet State and Local requirements is not practical to maintain. Signs prohibiting swimming and wading should be posted at strategic locations.

As illustrated in Figure 5, the proposed park uses around the lake include two children's playgrounds, picnic areas, a paved bicycle and pedestrian pathway system, a soccer field, tennis courts, and a multi-use basketball/roller blade/hockey court.

The Lodi Park, Recreation and Open Space Plan recommends that an aquatic center be located in Westside Park. The aquatic center should be designed to adequately serve the westside of Lodi. To enhance revenue opportunities for operation and maintenance of the aquatic center, the center should consider slides and other water related features in addition to a 25-yard multi-purpose pool as proposed in the Master Plan.



WESTSIDE PARK AND AQUATIC CENTER CONCEPT

FIGURE 5

Lodi Westside Facilities Master Plan

The three-acre aquatic center is located at the east end of the park, adjacent to the proposed Elementary School site. The aquatic center illustrated in Figure 5 includes a water park, a multi-purpose pool, a dive pool and an office/restroom facility. The aquatic center's restroom facility will be accessible from the park. The water park site is capable of maintaining two water slides, a zero depth pool, water spray features for children and a sand area to give users a feeling of being at the beach. This center will have the capability to serve high schools and the Lodi Swim Club.

Parking for the aquatic center will be served by a single parking lot located adjacent to planned collector streets. The parking lot will be served by two entries, each with access/egress ability. The parking lot will accommodate automobiles as well as buses. While parking is available, a substantial number of residences will access the Westside Park via a pedestrian/bicycle trail system.

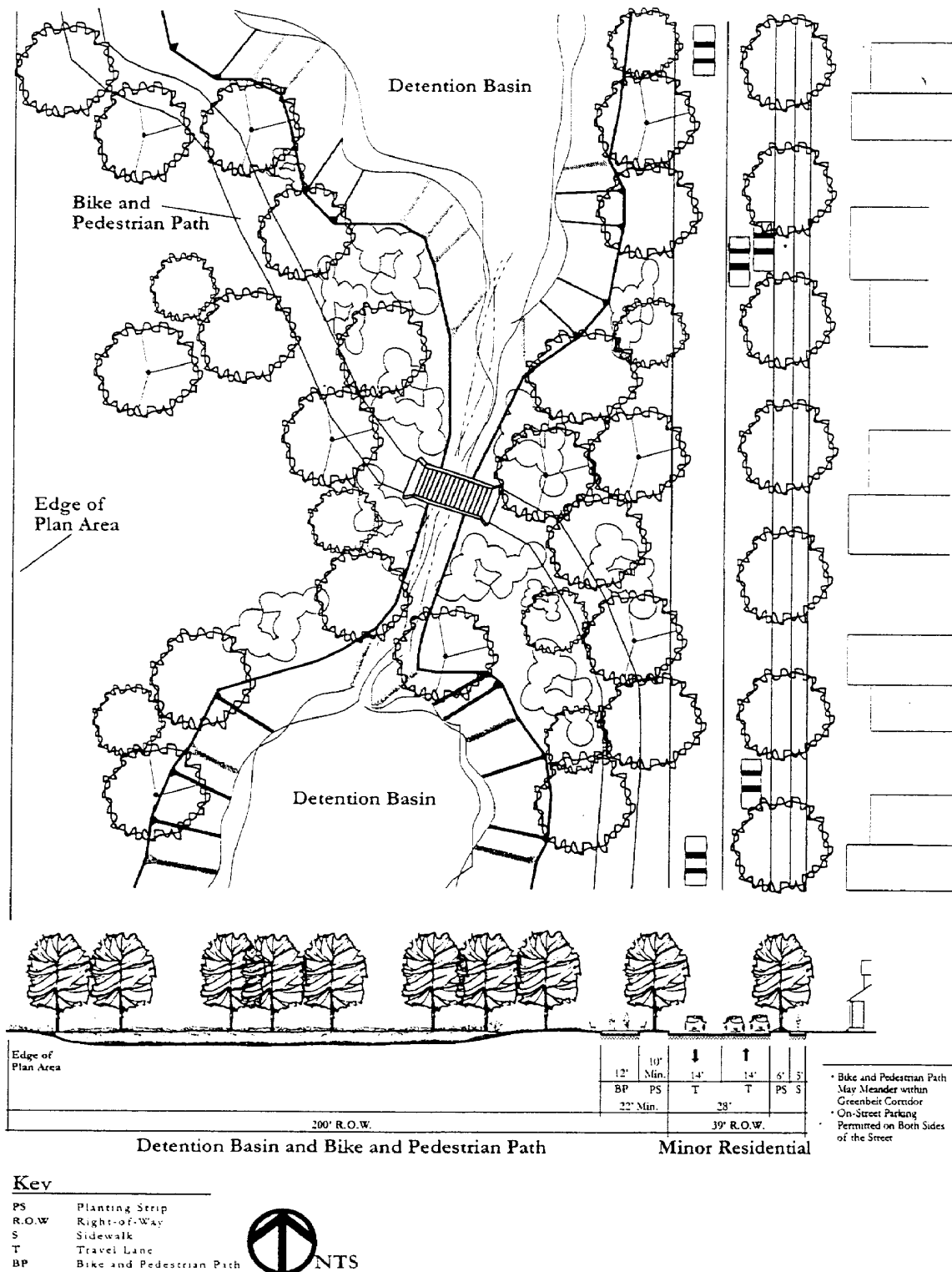
3.2 Greenbelt Corridor

Lodi has a well-defined edge that divides its urban uses from abutting agricultural uses, a value cherished by many residents. However, the proximity of agricultural operations to urban uses also creates conflicts affecting both farmers and residents. Conflicts relating to farming at the urban-agriculture interface can be minimized by maintaining a "Greenbelt" at the edge of the community as a transition from agriculture to urban. To maximize the benefits of a "Greenbelt", storm management facilities should be integrated within a greenbelt and be treated as a public asset, maintained for bio-diversity, ecological balance and community benefit.

The Greenbelt Corridor shown in Figure 3, is a community facility that extends beyond the Plan Area. According to the Park, Recreation and Open Space Plan, the Corridor will extend north to Turner Road and south to Harney Lane. The corridor parallels the western edge of the Plan Area, and establishes a buffer between urban uses and agricultural opportunities. The width of the Greenbelt Corridor should range from 200 to 300 feet.

The Greenbelt Corridor also serves as a passive recreational facility with a 12-foot meandering bike and pedestrian path, as well as a drainage basin for the Plan Area. Within the Plan Area, the 40-acre Greenbelt Corridor would be composed of 20-30 acres of connected, lagoon shaped storm water detention basins, which flow southward towards Kettleman Lane/Highway 12 (refer to Figure 3). The bicycle and pedestrian path will serve the community needs. The path should be designed to meander around the lagoon detention basins. Bridges should be placed at adequate locations to provide safe crossings when the basins are full, as shown in Figure 6, Greenbelt Corridor Detail. The bicycle and pedestrian path should provide links to the residential neighborhoods, Westside Park and to a bike and pedestrian path that connects to the Elementary School.

Lodi Westside Facilities Master Plan



GREENBELT CORRIDOR DETAIL

FIGURE 6

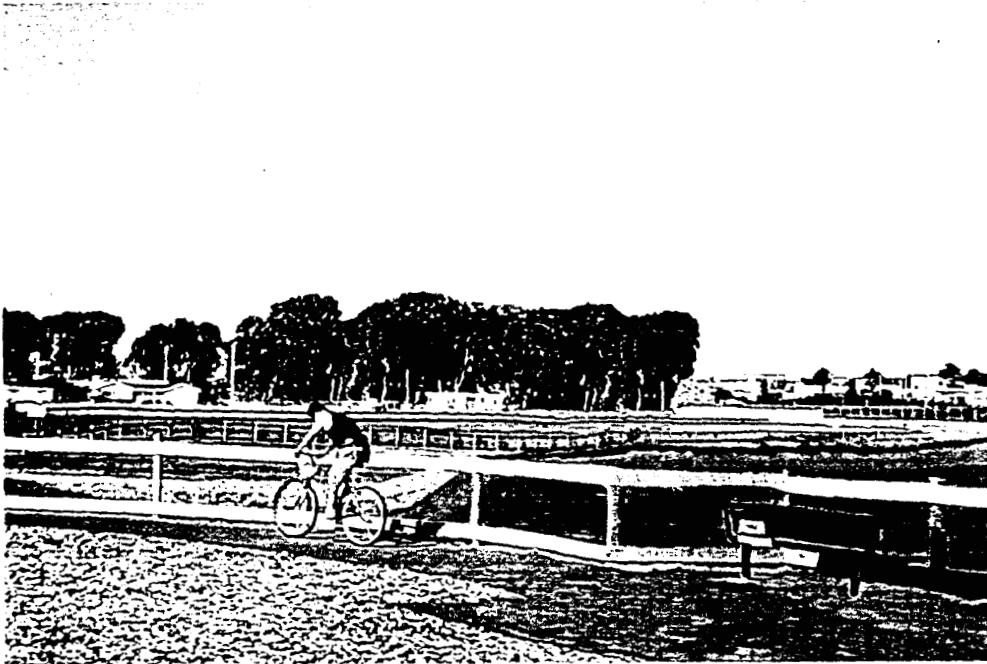
Lodi Westside Facilities Master Plan

Landscaping along the Greenbelt Corridor should provide a natural open space atmosphere. Canopy trees should be grouped together along the corridor. Landscaping such as broad shade trees, accent trees, shrubs and native species should be encouraged within the open space area. Two types of lagoons are suitable for the Greenbelt Corridor to serve as detention facilities; recreational or natural lagoons. Recreational lagoons, as shown in Figure 7, focus on landscaping, providing turf and other landscaping suitable for play areas. Natural lagoons (as shown in Figure 8) would focus on providing a tranquil, natural transition between urban development and adjacent agriculture. A Greenbelt Corridor composed of natural lagoons should include native plant species. Wet storm water basins should be designed and planted with native upland, flood tolerant shoreline and aquatic species to stabilize banks, provide food and habitat and encourage indigenous plant colonization. Consideration should be given to the integration of naturalized plantings associated with a storm water lagoon and vegetation on adjoining parkland.

A zone of protective edge treatment of design and material (e.g., split rail fencing) and signage should be provided for public safety. Active recreation should be discouraged in the immediate vicinity of the lagoons. Consideration should also be given to the alignment of the bicycle and pedestrian path through the Greenbelt Corridor so that riparian habitat is not adversely affected.

Recognizing the importance of the greenbelt corridor as a major open space and recreational amenity to Plan Area and the community, it is important that the corridor provide an environment that is safe and accessible. Paralleling the greenbelt corridor with residential streets would provide safe and convenient access to the recreational opportunities along the greenbelt corridor. As a recreational and open space amenity to the Plan Area and gateway to the community, a parallel street would result in an attractive and aesthetically pleasing streetscape that would promote individual neighborhood and overall community identity.

Homes adjacent to the greenbelt corridor should be oriented to encourage maximizing the aesthetic value of the greenbelt corridor and create an inviting community edge. Preferably, homes adjacent to the greenbelt corridor should be oriented with the front yard and entry of the home directly facing the greenbelt corridor. Orientation of residences toward the greenbelt corridor would provide visual access into the corridor and encourage neighborhood policing of the greenbelt corridor. Homes adjacent to the greenbelt corridor may be oriented with the side yard facing the greenbelt corridor. However, this type of orientation should be provided only under limited conditions. Under no circumstances should homes adjacent to the greenbelt corridor be oriented with the rear yard facing the facing the corridor.



RECREATIONAL LAGOONS

FIGURE 7



NATURAL LAGOONS

FIGURE 8

4.0 Circulation Plan



4.0 CIRCULATION PLAN

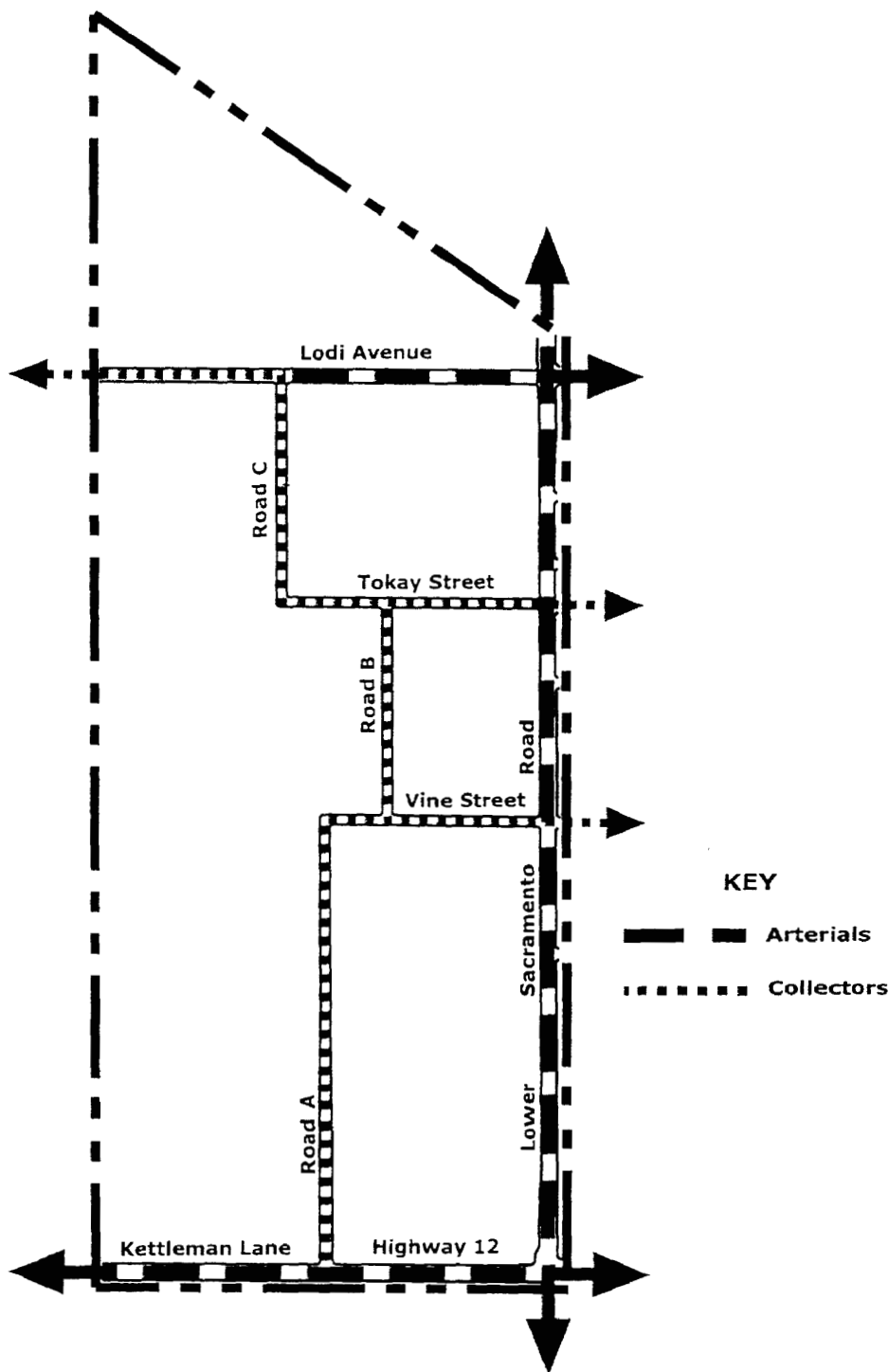
The grid pattern of streets and short blocks in the older parts of the City permit freedom of movement, ease of access and a sharing of through-traffic between numerous routes. In contrast, the super block and cul-de-sac nature of development in newer parts of the City have created disconnected neighborhoods and have increased traffic volumes along major arterials. Super block and cul-de-sac circulation patterns also create inward-looking neighborhoods, limits movement choice, particularly for walkers and cyclists, and results in increased traffic volumes on a limited number of streets, requiring sound attenuation walls. Circulation improvements are needed that balance the efficiency and traffic flow capabilities found in the newer parts of the City with the sense of proximity and ease of access that results from the older pattern of grid streets.

The Westside Facilities Master Plan establishes a balanced circulation pattern that serves the circulation needs of the Plan Area reflected in Figure 3. The Plan Area's comprehensive circulation system is intended to link the Plan Area with the City's overall circulation network, serve all the activities within the Plan Area, and ensure motorists, pedestrians and bicyclists can travel safely to, from and in the Plan Area. In addition to circulation requirements, the Plan Area's circulation is designed for aesthetics.

Well-designed and landscaped streets are not only aesthetically pleasing, but in a Central Valley Community like Lodi, they are essential to shade streets, sidewalks and yards during the hot summer months. Trees and other forms of landscaping can also buffer sidewalks and bikeways from vehicular traffic, screen noise attenuation walls and parking and storage areas, and reduce the perceived intensity of development.

Figure 9 illustrates the general location of the circulation facilities proposed for the Plan Area. A detailed description of the Plan Area's circulation facilities identified in Figure 9, are described in the following subsections. The following key acronyms and associated definitions are applicable to the street sections illustrated in this section:

PS:	Planting Strip	M:	Median
R.O.W.:	Right-of-Way	SH:	Shoulder
S:	Sidewalk	BL:	Bike Lane
T:	Travel Lane	BP:	Bike and Pedestrian Path
PL:	Parking Lane		



MASTER PLAN CIRCULATION CONCEPT

FIGURE 9

4.1 Arterials

Arterials provide for inter-city circulation from local and collector streets to highways and regional circulation systems. The City of Lodi Public Works Standard Plans set forth three types of arterials for the City: Secondary Arterials, Minor Arterials and Major Arterials.

The Plan Area is served by three arterials, Lodi Avenue, Lower Sacramento Road, and Kettleman Lane/Highway 12. Access points, intersection stops and turning movements are to be minimized along these arterials. Where intersections do occur, additional turn lanes are to be provided, as required, to minimize delays in traffic flow. Parking along arterials will be prohibited.

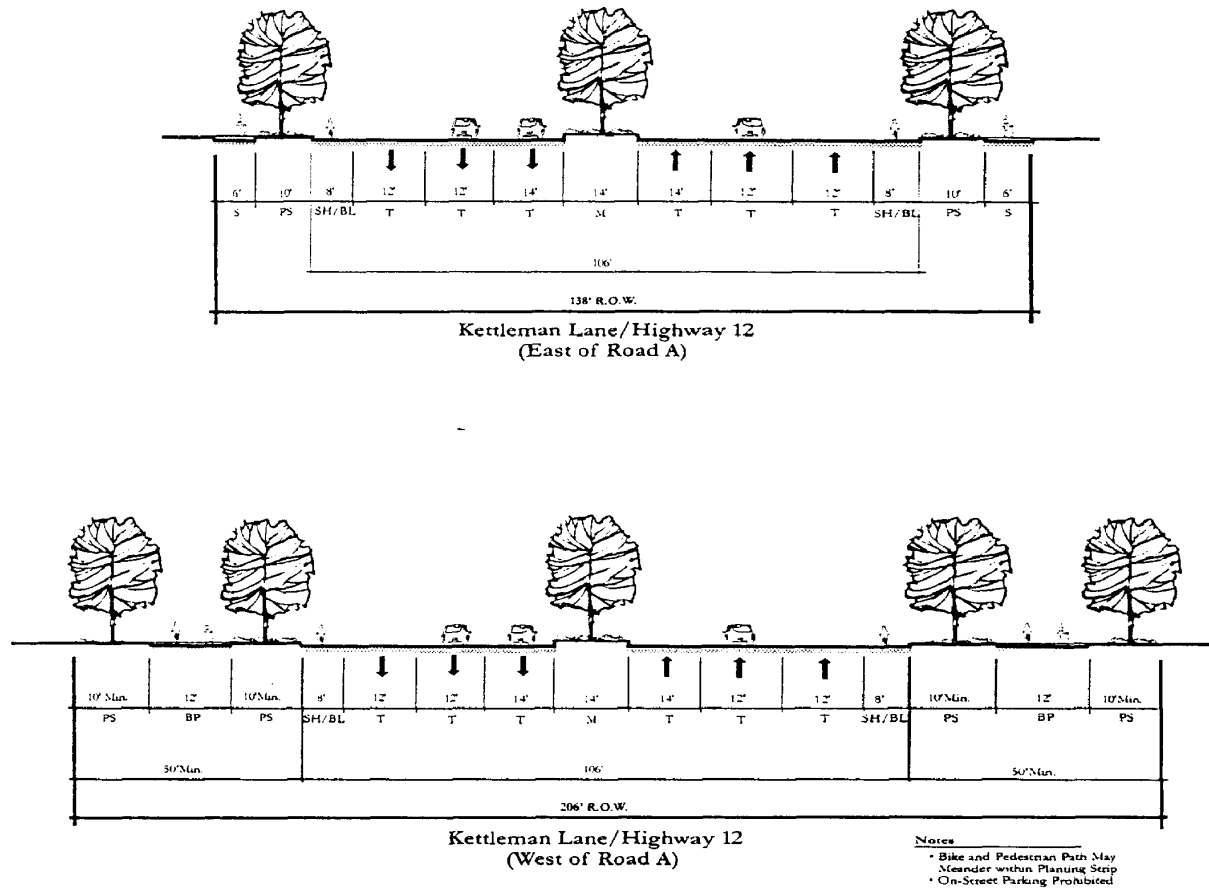
4.1.1 Kettleman Lane / State Highway 12

Kettleman Lane is a major east-west arterial linking the City of Lodi to Interstate 5 and Highway 99. The street segment within the Plan Area serves as an entryway to the entire City of Lodi. Within the Plan Area, Kettleman Lane is intended to serve moderate levels of through traffic. Kettleman Lane will also serve existing and planned commercial development at all four corners of the Lower Sacramento Road/Kettleman Lane intersection.

As illustrated in Figure 10, Kettleman Lane includes two 12-foot wide travel lanes, a 14-foot wide travel lane and an 8-foot wide shoulder/bike lane in each direction. Kettleman Lane also includes a 14-foot wide landscaped median. Left turn movements are to be restricted to intersections. Right turn movement may be provided at approved commercial driveways. On street parking is prohibited.

Kettleman Lane is intended to take a distinctly “rural” character west of the community commercial development planned at the northwest and southwest corners of Lower Sacramento Road and Kettleman Lane. Large landscape corridors are included along both sides of Kettleman Lane west of Road A. These landscape corridors form a community edge that provides a transition from the rural character west of the Plan Area to the urban environment of the City. The landscape corridor south of Road A would also serve as a landscaped noise attenuation buffer for the adjoining Plan Area residential areas, and as a bicycle and pedestrian corridor. The bicycle and pedestrian path west of Road A should link to the Greenbelt Corridor bicycle and pedestrian path. The street character east of Road A would provide a more urban environment with narrower landscaped areas and sidewalks (refer to Figure 10).

The landscaping along Kettleman Lane should provide a pleasing entry into the City. Diagonal rows of trees planted on an orchard grid should be planted in the landscape corridor west of Road A to reflect the agrarian heritage surrounding the Plan Area. East of Road A, canopy trees should be planted uniformly at 30 to 50 ft. (on center) intervals. The median should incorporate landscaping, such as accent trees and low shrubs that do not impede traffic sight lines. This transitional landscaping along Kettleman Lane would create a gateway into Lodi from the west, and assist in decreasing traffic speeds as vehicles enter into the community.

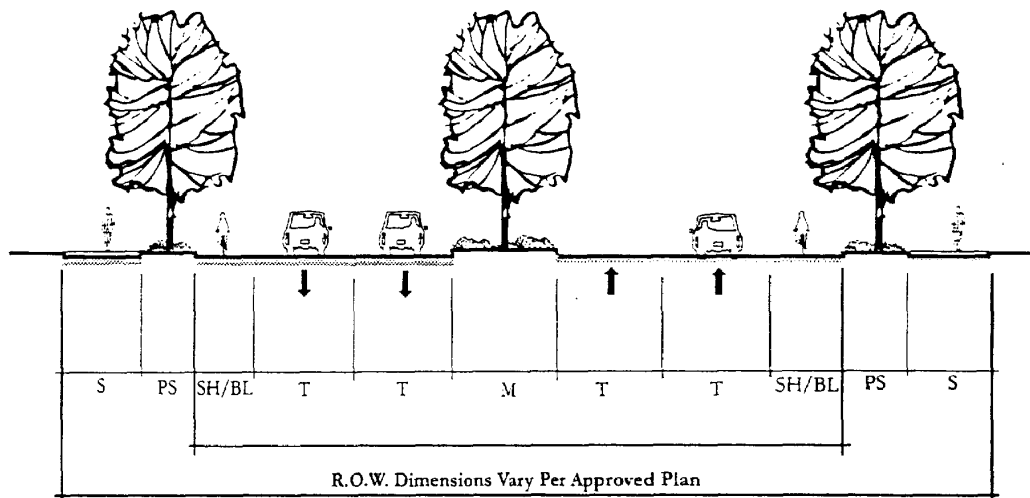


KETTLEMAN LANE/HIGHWAY 12 CONCEPT FIGURE 10

4.1.2 Lower Sacramento Road

Lower Sacramento Road, a north south arterial, forms the eastern boundary of the Plan Area. Currently, Lower Sacramento Road is a two-lane road with a right-of-way that varies from 80 to 95 feet in the Plan Area. According to the May 2000 Improvement Plans for the Lower Sacramento Road, Lower Sacramento Road will be improved to a four lane Minor Arterial with a median. As shown in Figure 11, Lower Sacramento Road will include two travel lanes, and a shoulder with bike lanes in each direction, planting strips and sidewalks. Final Lower Sacramento Road right-of-way improvements will vary per the approved plan. For accurate dimensions, please refer to the May 2000 Improvement Plans for the Lower Sacramento Road.

Landscaping along Lower Sacramento Road should be uniform. Canopy trees should consist of broad shade trees, planted at intervals of 30 to 50 feet on center. The median should incorporate landscaping, such as accent trees and low shrubs that don't impede traffic flow or the motorist's line of sight.



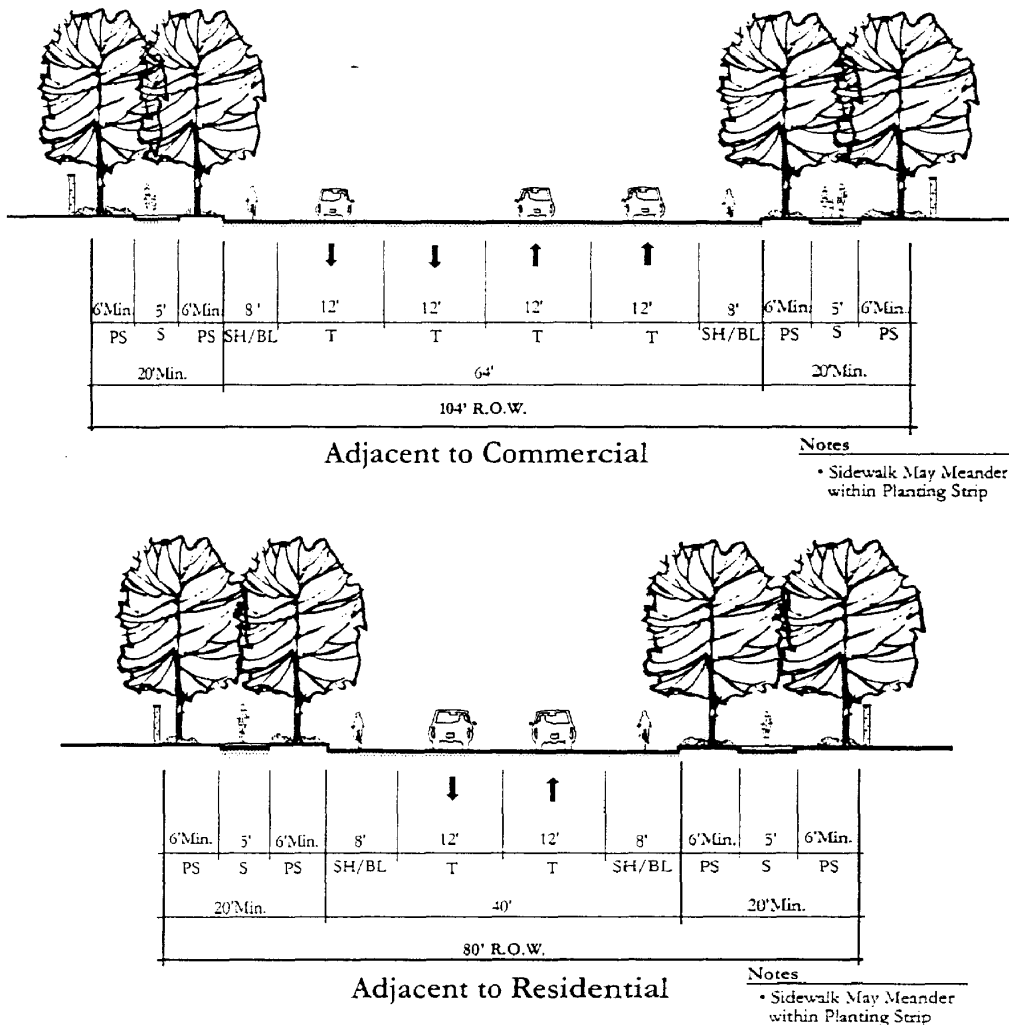
LOWER SACRAMENTO ROAD

FIGURE 11

Lodi Westside Facilities Master Plan

4.1.3 Lodi Avenue

Lodi Avenue traverses through the northern portion of the Plan Area. Currently, Lodi Avenue is a two-lane road with a right-of-way that varies from 41 to 70 feet. The General Plan envisions Lodi Avenue as a four lane, undivided arterial. Due to anticipated traffic volumes on Lodi Avenue within the Commercial designated area, Lodi Avenue should be developed as a 104 foot wide, four lane, undivided, Secondary Arterial. This portion of Lodi Avenue should include two travel lanes, and a shoulder with bike lanes in each direction, planting strips and bike lanes will also be provided, as shown in Figure 12. West of the Commercial area, Lodi Avenue abuts Residential neighborhoods. For this section, Lodi Avenue should transition into a two lane, Minor Collector, as shown in Figure 12. Landscaping along Lodi Avenue should be uniform. Canopy trees should be broad shade trees, planted at 30 to 50 foot on center intervals.

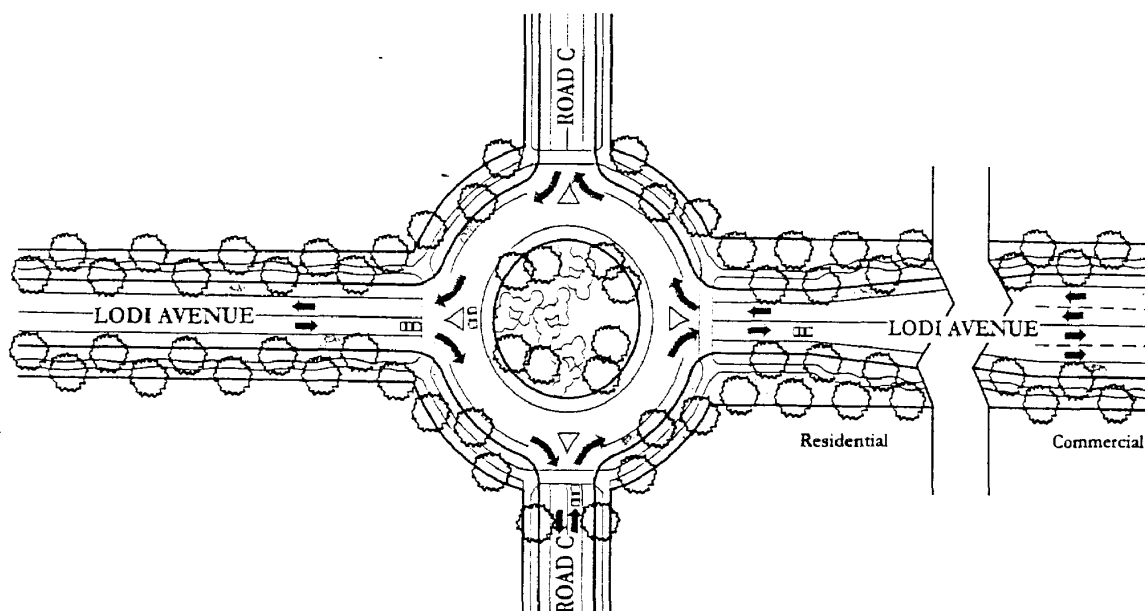


LODI AVENUE CONCEPT

FIGURE 12

Lodi Westside Facilities Master Plan

A traffic round-a-bout is planned where Lodi Avenue intersects Road C. As a Collector with two lanes around the perimeter of a large round landscaped area, the round-a-bout would distribute traffic and act as a dominant community gateway feature at the Lodi Avenue and Road C intersection for the westside of Lodi. The round-a-bout will slow traffic entering into the City and give drivers a sense of entering into an urban area. The round landscape area should include accent trees and low shrubs that maintain view corridors for motorists. The round-a-bout is shown in Figure 13.

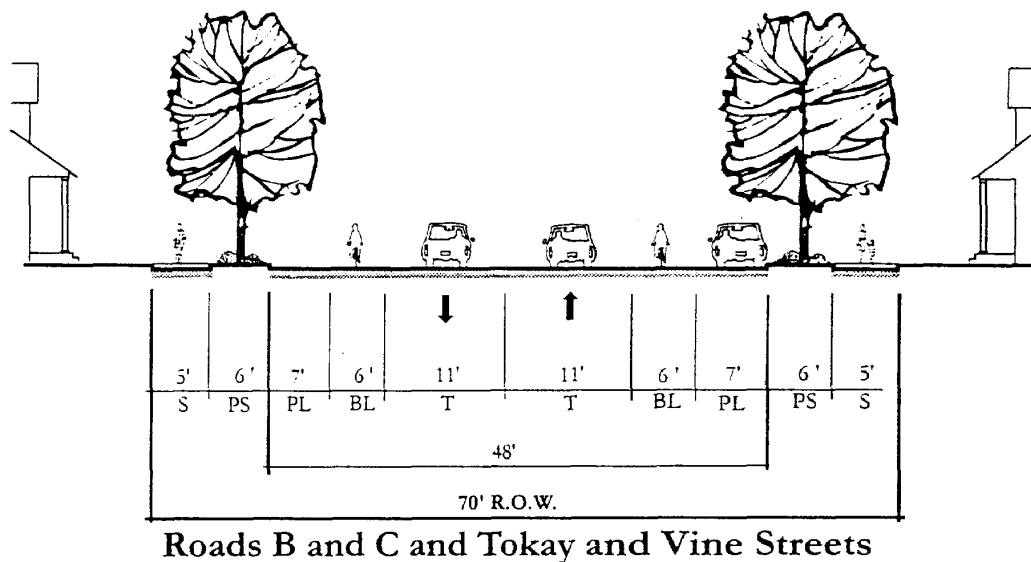


LODI AVENUE ROUND-A-BOUT

FIGURE 13

4.2 Collectors

The primary function of the Plan Area's collectors is to move traffic to and from the Plan Area as well as to facilitate travel through the Plan Area. The Collectors provide access to Westside Park and Aquatic Center, the elementary school site, commercial centers and other land uses paralleling Lower Sacramento Road. Tokay Street and Vine Street are Minor Collectors that would serve the Plan Area from Lower Sacramento Road. These two collectors provide a direct link to the planned elementary school site and the Westside Park and Aquatic Center. Tokay and Vine Streets would also serve existing and approved churches along Lower Sacramento Road. Tokay and Vine Streets will be linked together by Road B. Road B is also a Minor Collector. Street improvements for Tokay and Vine Streets, and Roads B and C are illustrated in Figure 14.

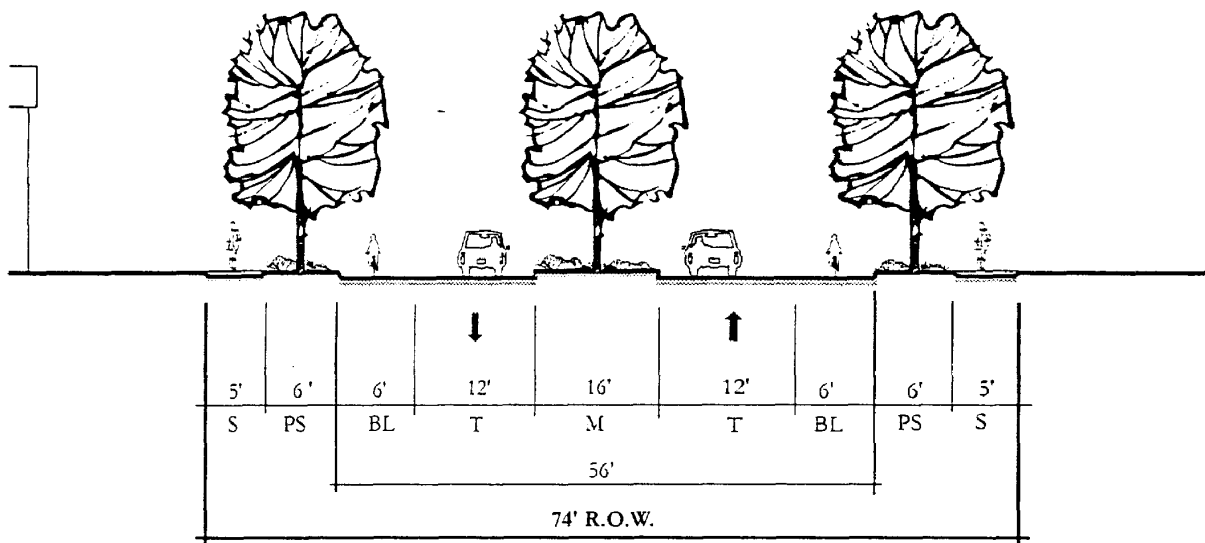


MINOR COLLECTOR CONCEPT

FIGURE 14

Lodi Westside Facilities Master Plan

Road A will serve the Plan Area from Kettleman Lane. As a collector that is to serve and separate commercial and residential uses, it is important that cross traffic be controlled. As shown in Figure 15, a landscape median has been incorporated to minimize left turn movements and direct motorists to controlled intersections and commercial related driveways. Road A includes one travel lane and a bike lane in each direction. Planting strips and sidewalks will also be provided, (refer to Figure 15).



ROAD A CONCEPT

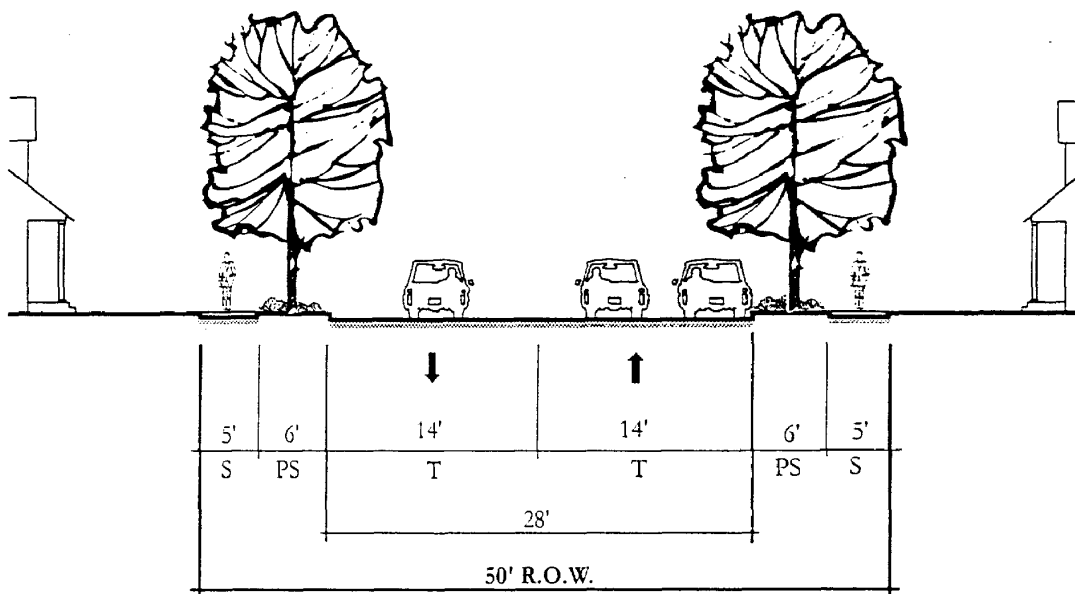
FIGURE 15

4.3 Minor Residential

Minor Residential streets, including cul-de-sacs, provide direct vehicle access to individual residential properties. Minor Residential streets have the capacity for light, localized traffic volumes and are not intended for the purpose of thoroughfares. Minor Residential streets within the Plan Area should either intersect with other residential streets or collector streets. Taylor Road should be improved as a Minor Residential Street.

The Master Plan establishes a Minor Residential street standard to be applied within the Plan Area. Minor Residential streets, as shown in Figure 16, support a pedestrian scale neighborhood. The roadway width is intended to accommodate two-way traffic and on street parking, while being narrow enough to discourage excessive traffic speeds.

Street trees will be provided at the regular intervals of approximately 30 feet on center. The layout of street trees will also be coordinated on both sides of the street. Placement of street trees in relationship to an intersection will be subject to minimum sight distance requirements. A broad leaf tree should be provided as the primary street tree. The form must be able to provide a significant canopy over the street and sidewalk for shade. The tree species should be selected to create a consistent and distinct streetscape composition.



Notes

- On-Street Parking Permitted

MINOR RESIDENTIAL ROAD CONCEPT

FIGURE 16

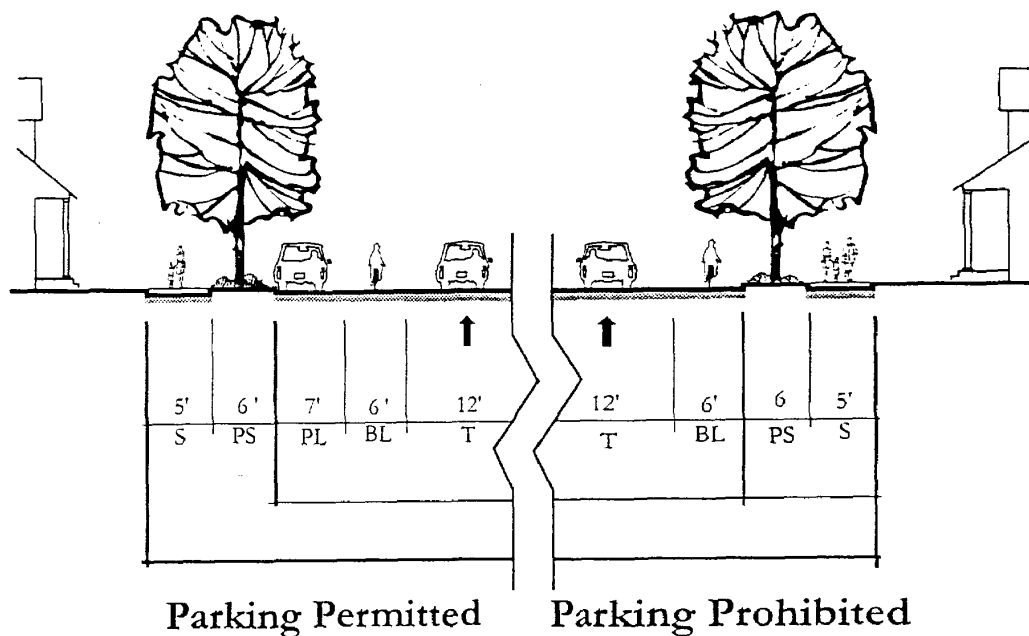
4.4 Bicycle Facilities

The Lodi Westside Facilities Master Plan includes two types of Bicycle Facilities: Class I Bicycle Paths and Class II Bicycle Lanes.

4.4.1 Bicycle Lane

A Bicycle Lane or Class II Bikeway is a striped lane within the street or road R.O.W. According to the Lodi Bicycle Transportation Master Plan, the preferable right-of-way for bike lanes is five feet where on-street parking is prohibited, and six feet with a seven foot parking lane, where on-street parking is permitted, as shown in Figure 17.

The Lodi Westside Facilities Master Plan specifies six-foot bike lanes with seven-foot on-street parking lanes on Road B, Road C, Tokay Street and Vine Street. Road A will have a six foot bike lane with on-street parking being prohibited. Kettleman Lane and Lodi Avenue will both have eight-foot shoulders that contain five-foot bike lanes and on-street parking being prohibited. Lower Sacramento should have a shoulder with bike lane, where on street parking is prohibited.

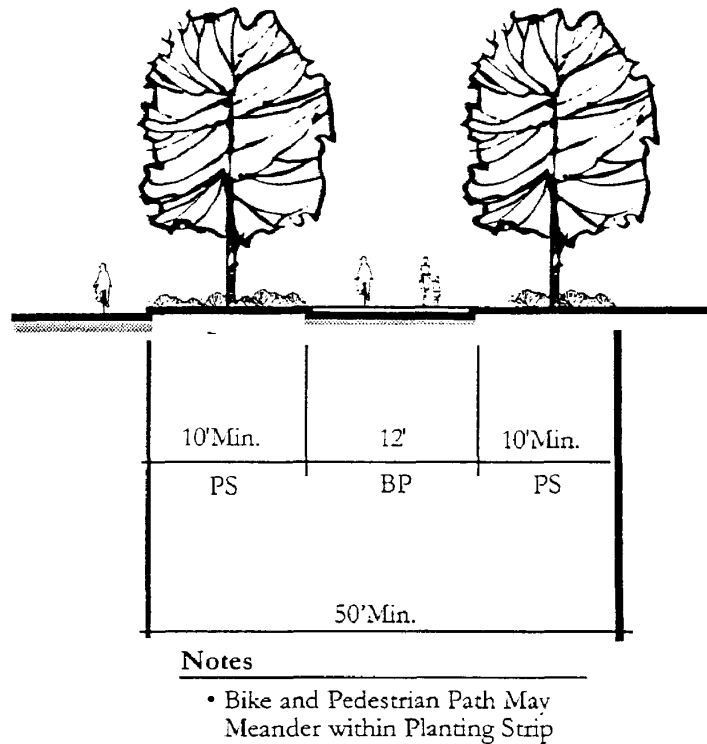


BIKE LANE CONCEPTS

FIGURE 17

4.4.2 Bicycle Path

A Bicycle Path or Class I Bikeway is a pathway that is separated from a street or road. According to the Lodi Bicycle Transportation Master Plan, the preferable bike path is 12 feet wide. This allows for a two-way bike path and pedestrian facility, as shown in Figure 18.



BIKE AND PEDESTRIAN PATH CONCEPT

FIGURE 18

As a regional facility, the Greenbelt Corridor would ultimately extend beyond the Plan Area. A bicycle path should adhere within the Greenbelt Corridor, meandering around the lagoon detention basins within the Plan Area, and may continue north and south to the extents of the proposed Greenbelt Corridor, as shown in Figure 6, Greenbelt Corridor Detail. The path would be used for bicyclists and pedestrians. The path would link the Plan Area neighborhoods through other pathways.

4.5 Pedestrian Facilities

The key pedestrian path should be located along the Greenbelt Corridor to provide alternative modes of transportation within the Lodi Westside Plan Area, as shown in Figure 5, Greenbelt Corridor Detail. The path may be combined with a bicycle path, which has the capability of connecting the north side of the Plan Area to the southern portion of the area with links to residential areas, the Westside Park and Aquatic Center, the elementary school, and to commercial areas. The pedestrian path may also continue north and south to the extents of the proposed Greenbelt Corridor.

RESOLUTION NO. 2001-47

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING THE WESTSIDE FACILITY
MASTER PLAN

=====

WHEREAS, staff began a comprehensive look at City facility needs for the Westside area between Kettleman Lane and the Woodbridge Irrigation District canal last year; and

WHEREAS, a presentation was made to the City Council in December, 2000, and both the Planning Commission and the Parks and Recreation Commission voted to recommend approval of the plan; and

WHEREAS, various City staff members have met to discuss the potential issues related to continued development of property west of Lower Sacramento Road, and to date, the City has allowed projects to proceed that front onto Lower Sacramento Road and that could provide on-site storm drainage; and

WHEREAS, two projects, i.e. St. John's Episcopal Church and the proposed shopping center on the Geweke property were pressing the need for some definition of the collector street proposed is a north-south direction; and

WHEREAS, the Westside Facility Master Plan Area is located along the western fringe of the City's General Plan boundary; and

WHEREAS, the plan area is envisioned as the City's next major growth area, offering new housing and commercial development opportunities; and

WHEREAS, the Westside Facility Master Plan sets forth the vision for public facilities to support existing and planning housing and commercial development within the plan area, and this Master Plan responds to the City of Lodi General Plan land use patterns, circulation, and public services and utilities envisioned for the plan area to ensure the plan area's vitality; and

WHEREAS, the Westside Facility Master Plan is intended to identify and plan for neighborhood and community parks, circulation and storm drainage improvements necessary to support 375 acres of existing and planned growth. The plan serves as the basis for formulating and implementing capital improvement plans for public facilities within the plan area to meet the needs of growth projected by the City's General Plan. The plan considered both existing and projected growth in the plan area, as well as outside the plan area; and

WHEREAS, in addition, public educational needs for the plan area have been included in the Master Plan. The vitality of neighborhoods includes recognizing the importance of providing schools to accommodate projected student enrollment anticipated by planned growth. Student enrollment projection and school site needs were derived from the City of Lodi General Plan and the Lodi Unified School District.

NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council hereby approves the Westside Facility Master Plan.

Dated: February 21, 2001

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I hereby certify that Resolution No. 2001-47 was passed and adopted by the City Council of the City of Lodi in a regular meeting held February 21, 2001, by the following vote:

AYES: COUNCIL MEMBERS – Howard, Land, Pennino and Mayor
Nakanishi

NOES: COUNCIL MEMBERS – Howard

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk